

# Closing Disclosure

## Closing Information

**Date Issued** 6/16/2021  
**Closing Date** 6/16/2021  
**Disbursement Date** 6/16/2021  
**Settlement Agent** Stewart Title of Montgomery County, Inc.  
**File #** 2130725  
**Property** 10181 Valley Dr.  
 Willis, TX 77318  
**Sale Price** \$1,773,800  
 See attached page for additional information

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>Due to Seller at Closing</b>		<b>\$1,773,963.56</b>
01 Sale Price of Property		\$1,773,800.00
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09 City/Town Taxes		
10 County Taxes		
11 Assessments		
12 HOA Dues	6/16/21 to 1/1/22	\$163.56
13		
14		
15		
16		
<b>Due from Seller at Closing</b>		<b>\$394,643.36</b>
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$110,804.95
03 Existing Loan(s) Assumed or Taken Subject to		
04 Payoff of First Mortgage Loan		\$254,187.12
05 Payoff of Second Mortgage Loan		
06		
07		
08 Seller Credit		
09 Other w/Carryover		
10 Premium Adjustment		\$7,289.00
11		
12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14 City/Town Taxes		
15 County Taxes		
16 Assessments		
17 Est. Prop Taxes	1/1/21 to 6/16/21	\$22,362.29
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing		\$1,773,963.56
Total Due from Seller at Closing		-\$394,643.36
<b>Cash</b> <input type="checkbox"/> <b>From</b> <input checked="" type="checkbox"/> <b>To Seller</b>		<b>\$1,379,320.20</b>

## Transaction Information

**Borrower** Chad Porter and Brandey Porter

**Seller** Royce J. Hassell and Silvia T. Hassell  
1280 Haynes Rd Bldg C  
Houston, TX 77066

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	Realty Associates
<b>Address</b>	1223 Antoine Drive Houston, TX 77055
<b>TX License ID</b>	9004720
<b>Contact</b>	
<b>Contact TX License ID</b>	
<b>Email</b>	
<b>Phone</b>	

### REAL ESTATE BROKER (S)

<b>Name</b>	Coldwell Banker United Realtors
<b>Address</b>	21105 Eva Street Montgomery, TX 77356
<b>TX License ID</b>	0441280
<b>Contact</b>	Beverly Smith
<b>Contact TX License ID</b>	373685
<b>Email</b>	bjsmith@cbunited.com
<b>Phone</b>	713-569-2113

### SETTLEMENT AGENT

<b>Name</b>	Stewart Title of Montgomery County, Inc.
<b>Address</b>	2125 North Loop 336 West, Suite 100 Conroe, TX 77304
<b>TX License ID</b>	1877228
<b>Contact</b>	Michelle Taylor
<b>Contact TX License ID</b>	1888000-1308456
<b>Email</b>	michelle.taylor@stewart.com
<b>Phone</b>	936-441-2743

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**EXHIBIT "A"****Closing Cost Details**

		<b>Seller-Paid</b>	
		At Closing	Before Closing
<b>Loan Costs</b>			
<b>A. Origination Charges</b>			
01 % of Loan Amount (Points)			
02			
03			
04			
05			
06			
07			
08			
<b>B. Services Borrower Did Not Shop For</b>			
01 Title - Delivery Fee	to Stewart Title of Montgomery County, Inc.	\$15.00	
02 Title - Document Preparation Fee	to Steele, Page & Madeley, PC	\$110.00	
03 Title - Settlement Fee	to Stewart Title of Montgomery County, Inc.	\$425.00	
04 Title - Tax Certificate	to Stewart Title of Montgomery County, Inc.	\$64.95	
05 Title - Texas Policy Guaranty Fee	to Stewart Title Policy Gty Fee	\$2.00	
06			
07			
08			
<b>C. Services Borrower Did Shop For</b>			
01			
02			
03			
04			
05			
06			
07			
08			
<b>Other Costs</b>			
<b>E. Taxes and Other Government Fees</b>			
01 Recording Fees	Deed: Mortgage:		
02			
<b>F. Prepaids</b>			
01 Homeowner's Insurance Premium ( mo.)			
02 Mortgage Insurance Premium ( mo.)			
03 Prepaid Interest ( per day from to )			
04 Property Taxes ( mo.)			
05			
<b>G. Initial Escrow Payment at Closing</b>			
01 Homeowner's Insurance	per month for mo.		
02 Mortgage Insurance	per month for mo.		
03 Property Taxes	per month for mo.		
04			
05			
06			
07			
<b>H. Other</b>			
01 Home Warranty Fee	to American Home Shield	\$2,073.00	
02 Homeowners Association Dues	to Far Hills MAint Fund	\$50.00	
03 Real Estate Commission Buyer's Broker	to Realty Associates	\$53,214.00	
04 Real Estate Commission Seller's Broker	to Coldwell Banker United Realtors	\$53,214.00	
05 Title - Owner's Policy (optional)	to Stewart Title of Montgomery County, Inc.	\$1,637.00	
06			
07			
08			
09			
10			
11			
12			
13			
<b>J. TOTAL CLOSING COSTS</b>		\$110,804.95	\$0.00

Royce J. Hassell  
Royce J. Hassell

6/16/2021  
Date

Silvie T. Hassell  
Silvie T. Hassell

6/16/2021  
Date

## Closing Disclosure Addendum

*This addendum supplements the information in your Closing Disclosure.*

### Closing Information

### Transaction Information

<b>Date Issued</b>	6/16/2021	<b>Borrower(s)</b>	Chad Porter
<b>Closing Date</b>	6/16/2021		
<b>Disbursement Date</b>	6/16/2021		
<b>Settlement Agent</b>	Stewart Title of Montgomery County, Inc.		Brandey Porter
<b>File #</b>	2130725		
<b>Property</b>	10181 Valley Dr. Willis, TX 77318	<b>Seller(s)</b>	Royce J. Hassell 1280 Haynes Rd Bldg C Houston, TX 77066
<b>Sale Price</b>	\$1,773,800		
			Silvia T. Hassell 12807 Haynes Rd Bldg C Houston, TX 77066

**EXHIBIT "A"**

*This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.*

**Texas Disclosure**

Form T-64

Closing Information	Transaction Information
<b>Closing Disclosure</b>	
<b>Issued Date:</b> June 16, 2021	<b>Property Address:</b> 10181 Valley Dr., Willis, TX 77318
<b>Closing Date:</b> June 16, 2021	<b>Borrower(s):</b> Chad Porter and Brandey Porter
<b>GF #:</b> 2130725	<b>Address(es):</b>
<b>Sales Price:</b> \$1,773,800.00	<b>Seller(s):</b> Royce J. Hassell and Silva T. Hassell
<b>Loan Amount:</b> \$1,419,040.00	<b>Address(es):</b> 1280 Haynes Rd Bldg C, Houston, TX 77066

**Lender and Settlement Agent**

<b>Lender:</b> Compass Bank	<b>Settlement Agent:</b> Stewart Title of Montgomery County, Inc.
<b>Address:</b>	<b>Address:</b>

**Title Insurance Premiums**

If you are buying both an owner's policy and a loan policy, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the loan policy premium will probably be higher. If you add the two policies' premiums on the Closing Disclosure together, however, the total should be the same as the total of the two premiums on this form.

The premiums are different on the two forms because the Closing Disclosure is governed by the federal law, while this form is governed by Texas law. The owner's policy and loan policy premiums are set by the Texas commissioner of insurance. When you buy both an owner's policy and a loan policy in the same transaction, you are charged the full premium for the owner's policy but receive a discount on the loan policy premium. Federal and Texas law differ on where the discount is shown. Texas law requires the discount to be reflected in the loan policy premium, while federal law requires the discount to be reflected in the owner's policy premium.

<b>Title Agent:</b> Stewart Title of Montgomery County, Inc.	<b>Owner's Policy Premium</b>	\$	8,926.00
<b>Underwriter:</b> Stewart Title Guaranty Company	<b>Loan Policy Premium</b>	\$	100.00
	<b>Endorsements</b>	\$	444.45
	<b>Other</b>	\$	
		<b>TOTAL</b>	\$ 9,470.45

Of this total amount: 15% will be paid to the Underwriter; the Title Agent will retain 85%; and the remainder of the premium will be paid to other parties as follows:

Amount (\$ or %)	To Whom	For Services

**Fees Paid to Settlement Agent**

Fees Paid to Settlement Agent on the Closing Disclosure include:

Settlement Fee	\$850.00	Tax Cert	\$64.95
Guaranty Fee	\$4.00	Delivery fee	\$30.00
E-record fee	\$8.46		

**EXHIBIT "A"**

*This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.*

**Texas Disclosure**

Form T-64

**Real Estate Commission Disbursement**

*Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:*

	Coldwell Bank Realty / Beverly Smith
	Realty Associates/Brandy L Porter

**Other Disclosures**

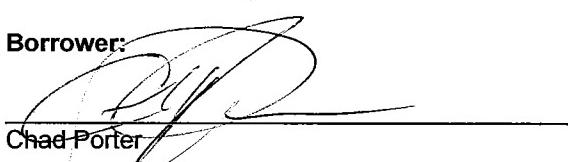
*Although not required, this section may be used to disclose individual recording charges included on Line 01 of Section E of the Closing Disclosure, or to disclose a breakdown of other charges that were combined on the Closing Disclosure:*

Document Name	Recording Fee	Document Name	Recording Fee
Deed	\$15.00	Deed of Trust	\$71.00
Notice to Purchasers	\$15.00		
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		
Title - Loan Policy Endorsements	Not Payable Taxes Charge only No Form T30 Tax Deletion STG T36 EPL STG T17 PUD STG T19 r 1 14 REM STG		\$5.00 \$20.00 \$25.00 \$25.00 \$369.45
Title - Owners Policy Endorsements			

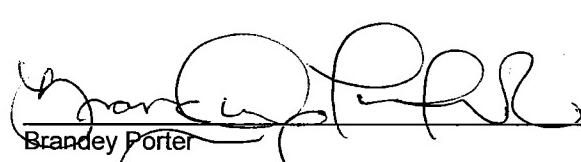
The Closing Disclosure was assembled from the best information available from other sources. The Settlement Agent cannot guarantee the accuracy of that information.

Tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or are estimates for current year. If there is any changes for the current year, all necessary adjustment must be made directly between Seller and Borrower, if applicable.

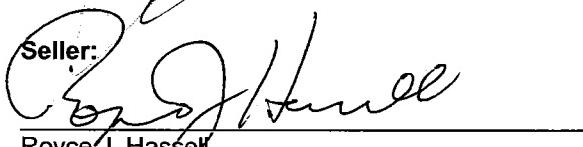
I (We) acknowledge receiving this Texas Disclosure and the Closing Disclosure. I (We) authorize the Settlement Agent to make the expenditures and disbursements on the Closing Disclosure and I (we) approve those payments. If I am (we are) the Borrower(s), I (we) acknowledge receiving the Loan Funds, if applicable, in the amount on the Closing Disclosure.

**Borrower:**


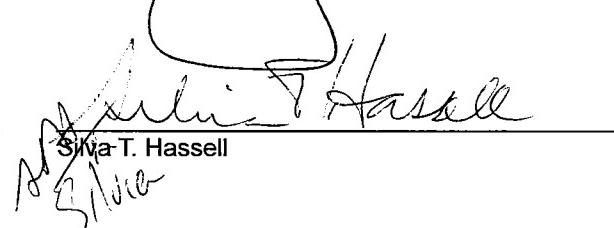
Chad Porter



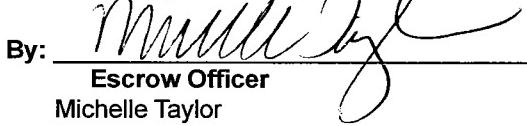
Brandey Porter

**Seller:**


Royce J. Hassell



Silva T. Hassell

**Settlement Agent:**

By: Michelle Taylor  
Escrow Officer  
Michelle Taylor